

Statement of Legislative Intent

Background

General Plan 2020 proposes to direct future growth and development to areas in or adjacent to existing communities where infrastructure and services are available and away from areas that are severely constrained or lack infrastructure. In order to accomplish this, density reductions are proposed in several of those constrained areas. In some cases, members of the public expressed concerns that reductions in allowed density may lead to changes in property values. Because of this, staff was directed to investigate potential equity mechanisms.

Purpose

Equity mechanisms are implementation tools to help preserve a landowner's equity position in their property. One such mechanism is a Purchase of Development Rights (PDR). In a PDR program, a jurisdiction would purchase development credits from certain areas in order to preserve those lands from further development. Where development credits are purchased, a property would be subject to a deed restriction and /or conservation easement limiting further development potential.

Legislative Intent

Based on the issues identified above, it is the intent of the Board of Supervisors to establish a Purchase of Development Rights program in order to help preserve a landowner's equity position in their property. Further, the PDR program should be enacted concurrent with the final adoption of the General Plan 2020 update.